

COLCHESTER PLANNING COMMISSION

MINUTES OF THE MEETING

OCTOBER 6, 2009

PRESENT: Tom Mulcahy, Peter Larrabee, Rich Paquette and Pam Loranger

ALSO PRESENT: Sarah Hadd, Town Planner

1. Call to Order

T. Mulcahy called the meeting to order at 7:05 p.m.

2. Shipman Hill Neighborhood Discussion

T. Mulcahy welcomed all citizens to the meeting and encouraged participation in the discussion of the Shipman Hill Neighborhood in regard to zoning and future uses that they may be contemplating for their properties.

Dick Paquette asked if any of the parcels in the Shipman Hill area are zoned Agricultural Mixed Use. S. Hadd replied no and explained that the Planning Commission last discussed possible rezoning for this area in 2005 but no official zone changes were made.

David Burke of O'Leary-Burke Civil Associates presented a letter to the Planning Commission and Sarah Hadd dated October 5, 2009 regarding the Brigante parcel, Tax Map 6, Parcel 8. He stated presently the 33 acre parcel is zoned Agricultural and the property owners requested that it be rezoned to R2 and recalled that this request was originally made in 2005. The rezoning of the Shipman Hill area was shelved due to the Planning Commission's decision to take a broad look at the Shipman Hill area and the possibility of implementing Transfer of Development Rights.

Frank Brigante, one of the owners of Tax Map 6, Parcel 8, reiterated that they purchased the property 30 years ago for retirement and are hopeful that this change can proceed forward so they can continue with their plans.

David Mele addressed the Planning Commission and noted that he owns two parcels in this area. One parcel is 6.2 acres and the other is 2.4 acres. The properties are presently non-conforming because they are zoned Agricultural. S. Hadd suggested that David Mele submit a letter requesting that the parcels be considered by the Planning Commission for rezoning.

The group discussed tax implications associated with rezoning parcels to AMU from Agricultural in the Shipman Hill neighborhood. S. Hadd provided background history of what occurred back in 2005 which halted the rezoning process of this area.

Planning Commission – Minutes – October 6, 2009

T. Mulcahy outlined the specific process to rezone a parcel of land which includes a public hearing with the Planning Commission on a specific area before any action is taken. After action is taken, the rezoning changes are forwarded to the Select Board for their consideration that includes a first reading and public hearing before action can be taken.

The Planning Commission thanked the public for attending and participating in the Shipman Hill neighborhood discussion.

The Planning Commission requested that the Town Assessor evaluate AMU on both the Mazza and Shadow Cross parcels. What is the specific property tax implication of Agricultural zoned properties being rezoned to AMU.

3. Minutes of September 15th

A **motion** was made by R. Paquette and **seconded** by P. Loranger to approve the minutes of September 15, 2009. The **motion passed** with a vote of 4 – 0.

4. Review Future Agenda

October 20th – Review AMU along with Discussion

5. Packet Information

The Commission reviewed the information that they received in their packets.

ADJOURNMENT

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 8:24 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

Approved this 20th day of October 2009

_____ **Planning Commission**